



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES  
DIRECTOR

March 10, 2008

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Wildlife Land Acquisition  
Rose Lake State Wildlife Research Area – Clinton County  
The John Madigan Tract  
Land Transaction Case #20050307

Purchase Price: 77.10 acres – \$424,000.00

Description: Clinton County, Bath Township, T05N, R01W, Part of Section 25 and Section 26 as described on "Attachment A," which includes an easement for ingress and egress for Department management purposes.

Seller: John Madigan, Bath, Michigan

Option Expires: May 31, 2008

Property Taxes: The property taxes in 2007 were estimated to be \$3,084.00.

Authority: Part 5 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department) March 31, 2008 Calendar and is eligible for approval on April 7, 2008.

Comments: The offered private parcel is located in southern Clinton County, five miles southeast of Bath and in association with 3,774 acres of State-owned land managed as the Rose Lake State Wildlife Research Area.

The 77.10-acre vacant parcel exhibits a level to gently-rolling topography with a variety of soil drainage conditions and a forest cover comprised of mixed northern hardwoods with conifer plantations. A small creek (Baughman Drain) crosses the northern boundary of the property in an east-west direction. Access is available via an easement for Department purposes from the terminus of State Road, a county-maintained roadway. State-owned land adjoins this property on three sides.

NATURAL RESOURCES COMMISSION

Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • Darnell Earley • John Madigan • J. R. Richardson • Frank Wheatlake

STEVENS T. MASON BUILDING • P.O. BOX 30028 • LANSING, MICHIGAN 48909-7528

[www.michigan.gov/dnr](http://www.michigan.gov/dnr) • (517) 373-2329

*Great Lakes, Great Times, Great Outdoors!*

Acquisition of this private in-holding will consolidate ownership, prevent further fractionalization and development, increase public recreational opportunities, and secure additional wildlife habitat in the Rose Lake State Wildlife Area, one of the most heavily utilized project areas in the Wildlife Division's State Game Area system.

This transaction is another in a series of acquisitions to acquire replacement property for outdoor recreation and natural resource management, using funds from sale of lands determined to be surplus to the Department mission as part of the Land Consolidation Strategy. In this case the funds are being matched with Turkey Habitat Acquisition funds.

The purchase will include mineral rights owned by the seller.

Recommendation: That this tract be approved for purchase with payment of \$225,000.00 to be made from the Land Exchange Facilitation Fund as approved at the December 13, 2007 meeting of the Land Exchange Review Committee, and the remainder from funds appropriated for Turkey Habitat Acquisition, as provided for in Act 297, Public Acts of 2005.

David E. Freed, Chief  
Land and Facilities

Douglas A. Reeves, Acting Chief  
Wildlife

Lynne M. Boyd, Chief  
Forest, Mineral and Fire Management

Kelley D. Smith, Chief  
Fisheries

Arminda S. Koch  
Resource Management Deputy

Dennis R. Fedewa  
Chief Deputy

I approve the staff recommendation.

Rebecca A. Humphries  
Director

\_\_\_\_\_  
Date Approved

A parcel of land in the Southwest  $\frac{1}{4}$  of Section 25, the Southeast  $\frac{1}{4}$  of Section 26 and the Northeast  $\frac{1}{4}$  of Section 26, T5N, R1W, Bath Township, Clinton County, Michigan described as:

Beginning at the Southeast corner of said Section 26; thence North  $00^{\circ}30'33''$  West 120.93 feet along the East line of said Section 26 to the Northerly right of way line of I-69 and the point of beginning of this description; thence continuing North  $00^{\circ}30'33''$  West 100.12 feet along said East line; thence North  $89^{\circ}34'30''$  West 99.60 feet; thence South  $41^{\circ}07'15''$  West 273.44 feet; thence North  $01^{\circ}33'02''$  West 800.26 feet; thence South  $89^{\circ}43'38''$  West 356.57 feet parallel with the South line of said Section 26; thence South  $00^{\circ}19'25''$  West 815.76 feet to said South line; thence South  $89^{\circ}43'38''$  West 0.07 feet along said South line to the West line of East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of said Section 26; thence North  $00^{\circ}29'45''$  West 2638.68 feet along said West line to the East-West  $\frac{1}{4}$  line of said Section 26; thence North  $00^{\circ}22'05''$  West 1312.06 feet along the West line of the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 26 to the North line of the South 20 acres of the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 26; thence North  $89^{\circ}44'42''$  East 664.31 feet along said North line to the East line of the Northeast  $\frac{1}{4}$  of said Section 26; thence South  $00^{\circ}20'27''$  East 1312.06 feet along said East line to the East  $\frac{1}{4}$  corner of said Section 26; thence South  $00^{\circ}30'33''$  East 679.07 feet along the East line of the Southeast  $\frac{1}{4}$  of said Section 26 to the North line of the South 60 acres of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 25; thence North  $89^{\circ}30'03''$  East 1334.60 feet along said North line to the East line of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 25; thence South  $00^{\circ}28'00''$  East 773.73 feet along said East line to said Northerly right of way line of I-69; thence along said Northerly right of way line the following three (3) courses; South  $49^{\circ}21'34''$  West 1228.26 feet; North  $40^{\circ}38'26''$  West, 25.00 feet; Southwesterly 478.43 feet along a curve to the right, said curve having a radius of 5461.58 feet, a delta angle of  $05^{\circ}01'09''$ , and a chord of 478.28 feet, bearing South  $51^{\circ}52'08''$  West to the point of beginning, EXCEPT a parcel described as Beginning at the Southeast corner of said Section 26; thence North  $00^{\circ}30'33''$  West 120.93 feet along the East line of said Section 26 to the Northerly right of way line of I-69 and the point of beginning of this description; thence continuing North  $00^{\circ}30'33''$  West 100.12 feet along said East line; thence North  $89^{\circ}34'30''$  West 99.60 feet; thence South  $41^{\circ}07'15''$  West 273.44 feet; thence North  $01^{\circ}33'02''$  West 800.26 feet; thence South  $89^{\circ}43'38''$  West 356.57 feet parallel with the South line of said Section 26; thence South  $00^{\circ}19'25''$  West 815.76 feet to said South line; thence South  $89^{\circ}43'38''$  West 0.07 feet along said South line to the West line of East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of said Section 26; thence North  $00^{\circ}29'45''$  West 1065.73 feet, thence North  $89^{\circ}43'38''$  East 1071.47 feet, thence South  $00^{\circ}29'45''$  East 659.88 feet to said Northerly right of way line of I-69, thence along said Northerly right of way line the following three (3) courses: South  $49^{\circ}21'34''$  West 16.12 feet; North  $40^{\circ}38'26''$  West, 25.00 feet; Southwesterly 478.43 feet along a curve to the right, said curve having a radius of 5461.58 feet, a delta angle of  $05^{\circ}01'09''$ , and a chord of 478.28 feet, bearing South  $51^{\circ}52'08''$  West to the point of beginning.

#### INGRESS-EGRESS EASEMENT

An easement for ingress and egress for Department management purposes only, and not for use by the general public, over the following described parcel of land described as that part of the Southeast  $\frac{1}{4}$  of Section 26 and that part of the Southwest  $\frac{1}{4}$  of Section 25, T5N, R1W, Bath Township, Clinton County, Michigan, described as commencing at the Southeast corner of said Section 26 (also being the Southwest corner of said Section 25) thence N00°30'33"W along the East line of said Section 26 (also being the West line of Section 25) a distance of 120.93 feet to the Northerly right of way line of State Highway I-69 and the point of beginning of the following described Ingress-Egress Easement: thence continuing N00°30'33"W along the said East line of Section 26 (also being the West line of Section 25) a distance of 100.12 feet; thence S89°34'30"W a distance of 99.60 feet; thence S41°07'15"W a distance of 273.45 feet; thence N01°33'02"W a distance of 48.68 feet; thence N41°07'15"E a distance of 252.50 feet; thence N89°34'30"E a distance of 147.40 feet; thence S00°30'33"E a distance of 69.07 feet; thence Northeasterly along a 5428.58 feet radius, non tangent, curve to the left a distance of 477.10 feet, the chord bears N51°11'14"E a distance of 476.95 feet to the East line of the West  $\frac{1}{2}$  of the said Southwest  $\frac{1}{4}$  of Section 25; thence S00°29'45"E a distance of 76.39 feet to the said Northerly right of way line of State Highway I-69; thence S49°21'34"W continuing along the said Northerly right of way line of State Highway I-69 a distance of 16.12 feet; thence N40°38'26"W continuing along the said Northerly right of way line of State Highway I-69 a distance of 25.00 feet; thence Southwesterly continuing along the said Northerly right of way line of State Highway I-69 along a 5464.58 feet radius, non tangent, curve to the left a distance of 478.43 feet, the chord bears S51°52'08"W a distance of 478.28 feet to the said West line of Section 25 (also being the East line of Section 26) and the point of beginning.

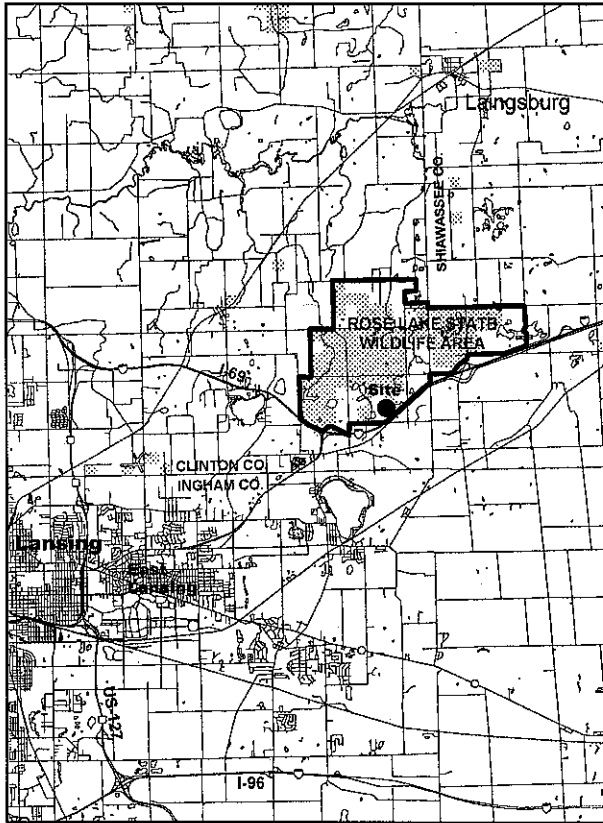
This description was based upon a survey as supplied, no additional survey was made and no measurements were confirmed.

# WILDLIFE LAND ACQUISITION

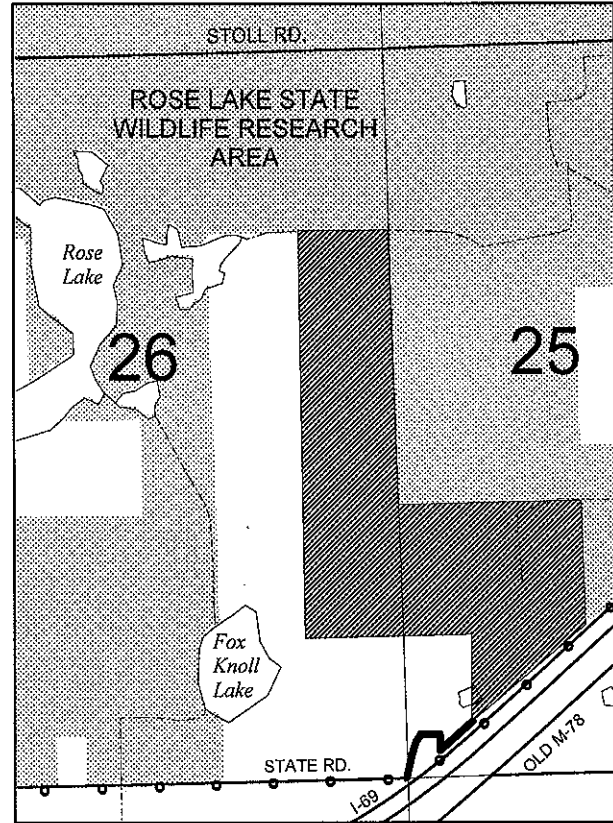
## Rose Lake State Wildlife Research Area - Clinton County

### The John Madigan Tract

### Land Transaction Case #20050307



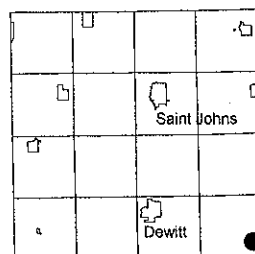
Regional Location



Sections 25 and 26, T05N, R01W, Bath Township

- Wildlife Area Boundary
- State Land
- Private Land

- o o o Wildlife Area Boundary
- Easement Offered to State
- Land Offered to DNR  
(77.10 acres - \$424,000.00)
- State Land
- Private Land



CLINTON COUNTY



DNR-FMFM  
Dnrgis1:\Com\_Memo\memo\20050307\20050307.apr  
03-11-08, 10:25 am